



CITY OF DUBLIN

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December 28, 2005

Cathy E. Creswell, Deputy Director
State of California
Department of Housing and Community Development (HCD)
Division of Housing Policy Development
1800 Third Street, Room 430
Sacramento, CA 94252

RECEIVED
DEC 29 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

RE: CITY OF DUBLIN HOUSING ELEMENT COMPLIANCE REPORT FOR JULY 2004 THROUGH JUNE 2005

Dear Ms. Creswell:

As requested enclosed is the Housing Element Compliance Report for the City of Dublin for the above referenced time period.

This report was presented to and accepted by the Dublin City Council on December 20, 2005.

Should you need additional information to meet your Housing Element Compliance Report requirement please contact me at (925) 833-6610 or you may email me at julia.abdala@ci.dublin.ca.us.

Sincerely,


Julia Abdala
Housing Specialist
Community Development Department

encl: Housing Element Compliance Report 2004-2005

cc: Jeri Ram, Community Development Department Director
Housing Division, Housing Element files

Housing Element

Amendments

The Dublin General Plan Housing Element was certified by the State Department of Housing and Community Development on July 11, 2003. The Element was not amended during the reporting period from July 1 2004 to June 30, 2005.

Progress towards meeting goals and guiding policies of the Housing Element

NUMBER OF NEW HOUSING PERMITS ISSUED

- During July 1, 2004 through June 30, 2005 the City of Dublin issued 290 permits for single-family homes and 32 permits for multi-family structures, with a total of 873 units in those structures.
- Total housing permits issued: 322
- Total number of new housing units under construction: 1,163

AFFORDABILITY, BY INCOME LEVEL, OF NEW UNITS INCLUDING THE NUMBER OF DEED RESTRICTED AFFORDABLE HOUSING UNITS

- The median price for homes in Dublin today is \$785,888.¹ These are units available to above-moderate income households.
- The median price for condominiums in Dublin today is approximately \$552,000.² These units are also financially available to above moderate-income households with the exception of moderate-income household that may be able to obtain special financing through certain governmental agency programs such as the California Housing Finance Agency (CalHFA) Loan Program.
- Of the condominiums constructed during this reporting period, 30 have been sold to moderate-income households with 30-year deed restrictions.
- Two apartment complexes have received permits during this reporting period for a total of 626 units. These two developments of 304 and 322 units have been financed by Private Activity tax-exempt bonds, tax credits, and various other layers of financing as well as City gap financing. Of these units, 535 units will be restricted to various income levels; 221 units will be for moderate-income households; 187 will be for low-income households (below 60% of AMI); and, 127 will be for very low-income households.

Comparison Of Units Added To Regional Housing Need Allocation By Income Category (Very Low, Low, Moderate, And Above Moderate)

<i>Income Level</i>	<i>Dwelling Units Per RHNA Determination For 1999-2006</i>	<i>No. of Units in this Income Level For 2004-2005</i>	<i>% of RHNA produced for this Income Level For 2004-2005</i>
Very Low-Income	796	127	16%
Low-Income	531	187	35%
Moderate-Income	1,441	251	17%
Above-Moderate-Income	2,668	598	22%

¹ Bay East Association of Realtors, October 2005, Single Family Residences Statistics

² Bay East Association of Realtors, October 2005, Condominium Statistics

STATUS OF PROGRAMS IN ADOPTED HOUSING ELEMENT (July 1, 2004 to June 30, 2005)

Goal A: To provide adequate sites to meet the City Housing Needs

Policy 1: Ensure that adequate sites exist to accommodate future housing needs.

Program A.1.1 The City will continue to use specific plans, planned development permit processes, and zoning to ensure that adequate sites exist (as defined by State Housing Element Law, Government Code section 65583) to accommodate the City's ABAG regional housing allocation for all income groups. Each year, as part of the City's annual evaluation of its implementation of the General Plan, the City will compare the remaining supply of land by zoning, specific plan, or planned development category in relation to the City's remaining unmet regional allocation. Should the City identify a potential shortage of sites with appropriate densities, it will use the specific plan and planned development process to provide for adequate sites for future residential developments.

The City's preference is for developments to be built at the mid-range density or above, on average, in all land use designations, to ensure the City can accommodate its ABAG-assigned share of housing. The City will consider exceptions to the mid-range density guideline if there is a physical or environmental constraint to a property (for example sensitive habitat or steep slopes) or a regulatory agreement that precludes achievement of the midpoint density.

Progress: Ongoing

Program A.2.1 Promote high-density residential mixed-use projects in the development in the Downtown Intensification Area.

- Identify older non-residential properties suitable for recycling for mixed-use, and market these sites to developers. The determination of suitable mixed-use opportunities will be based on the age and condition of non-residential properties, property location with respect to transportation and services, the economic viability of continued non-residential use, and other relevant factors. The City will undertake the following actions to promote mixed-use.
- Use the specific planning process to allow for, and provide regulatory incentives for, mixed-use development such as that included in the Specific Plan that was adopted for the West Dublin BART Station area (see Program E, Goal 2).
- Use the Planned Development process to allow flexible development standards such as alternatives for parking building height, floor-area ratio, lot-coverage limits, and residential density, to promote mixed-use developments.
- Provide incentives for affordable housing in mixed-use projects, including fee deferrals, reduced parking requirements, priority permit processing, use of Inclusionary Housing Fund, and assistance in accessing state and federal subsidies, and density bonuses.

Progress: Two mixed-use developments are currently in processing in the Downtown Intensification Area.

June 2005 A development for a mixed-use development to include office use and 304 residential (multifamily rental units) has received full entitlements with reduced parking standards. The development includes 30 affordable units: 9 very low-, 6 low-, and 15 moderate-income rentals. The Developer has not yet begun construction on this project, but continues to indicate that the project will be developed in the future.

A mixed-use development is currently under construction (known as the **Tralee Village** development and previously approved in early 2004) for 233 condominiums, 29 of which will be affordable units, and a large amount of ground-level retail/commercial service space.

Goal B: To increase the availability of housing affordable to low- and moderate-income households

Policy 1: Promote development of affordable housing in Dublin.

Program B.1.1 Cooperate with nonprofit housing providers to develop units affordable to very-low- and low-income households. Private nonprofit housing organizations often have advantages in securing funds for the development of housing, as well as in reducing housing cost to the consumer. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

- The City will enter into a ground lease by May 2003 for the former library site to a developer at a minimal cost and possibly use gap financing to facilitate the construction of a low-income senior-housing development.
- The City will provide financial assistance from the Inclusionary Housing Fund for the construction of affordable housing consistent with the policies in the City's Inclusionary Housing Ordinance.
- The City will offer density bonuses for developments that include at least 10 percent very-low-income units or 20 percent low-income units or 50 percent senior units.
- The City will, on a case-by-case basis as indicated in the City's Inclusionary Zoning Ordinance, defer processing and impact fees for affordable units. To receive a fee deferral, the developer would have to demonstrate that the deferral is necessary for the financial feasibility of the project. Necessity can be established through the submittal of a proforma statement showing financial need for a deferral, and the City's Housing Specialist will review the project details.
- The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, and lot coverage and height limits.
- The City will continue to promote the addition of second housing units to single-family homes with the goal of creating additional affordable units in both new and existing neighborhoods (see Program D.1.1).

- The City will offer assistance in accessing local, state, and federal funding for affordable housing by: 1) applying for such funding on behalf of affordable-housing developers when eligible applicants are limited to public agencies; or 2) providing technical assistance or documentation necessary to support applications for funding by affordable housing developers upon request. Technical assistance will include, but not be limited to:
 - provision of data or documents within the City's possession that will contain necessary information or assist in the preparation of a successful grant application,
 - letters of support (for projects that have received permit approvals by the City), and
 - Assistance from the City's Housing Coordinator/Specialist to locate potential sources of matching funds.

Progress:

<i>October 2004</i>	City Staff provided assistance to non-profit developer (E.A.H.) in preparing application for 4% tax credits as well as California Tax Credit Allocation Committee (TCAC) review when requested prior to awarded of credits.
<i>June 2005</i>	Wicklow Square, owned by Eden Housing, Inc. a non-profit housing developer has almost completed a 54 unit senior complex, all units are affordable to seniors over 62 years of age at very low- and extremely low-income. Anticipated completion date July 2005. The City of Dublin provided a loan for \$2,248,248 as well as a 99-year ground lease for \$1 per year on the City-owned property.
<i>June 2005</i>	The Pine and Cedar Groves family apartment complex with 304 units (80% affordable units) is currently under construction. The anticipated completion date is in 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.
<i>June 2005</i>	The Oak Groves apartments with 322 units for 55 years + (90% affordable units) is currently under construction. The anticipated completion date is in 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.
<i>June 2005</i>	Multi-family Development with <u>112 units</u> for low- and very low-income households owned by E.A.H., a non-profit housing developer, has received all entitlements including reduced parking standards. The development plans include 4 units for extremely low-income special needs households.

Policy 2: Provide incentives for affordable units.

Program B.2.1 Continue to allow density bonuses in excess of the bonus required by the state law (a 30 percent density bonus if at least 20 percent of the housing units will be affordable to very low- and low-income households with special needs) in addition to a minimum density bonus of 25 percent pursuant to state law (Government Code 65915) for very low-, low-income, or senior housing.

Progress: Ongoing

Policy 3: Require the development of lower-income housing.

Program B.3.1 Implement the City's Inclusionary zoning ordinance, which requires that at least 12.5 percent of new housing units be affordable to very low-, low-, and moderate-income households. The breakdown of units is required to be 50 percent moderate-income, 20 percent low-income, and 30 percent very low-income. The City will also strive to disperse affordable throughout a new development (not concentrated in one or few areas); although, if a highly-desirable affordable project comes in that the City wants that is concentrated, the flexibility should be available.

The revised ordinance allows homebuilders several options for compliance:

- Construct at least 12.5 percent of the housing units as affordable to very low- low-, or moderate-income households.
- Construct at least 7.5 percent of the housing units as affordable to very low-, low-, or moderate-income households and pay a fee of \$84,198 for each affordable housing unit not constructed (equal to the remaining 5 percent of the affordable housing requirement).
- Donate land to the City or a non-profit affordable-housing developer. Donated land must have the equivalent value of the in-lieu fee to be paid for the affordable housing units not constructed, including land and infrastructure costs.

In-lieu fees collected under the program are and will continue to be deposited into a fund to be used exclusively for housing programs, constructing, purchasing sites, providing infrastructure, paying fees, subsidizing rents, and offsetting other costs of providing very low-, low-, and moderate-income housing in Dublin. The City requires that Inclusionary housing units remain affordable for 55 years.

Progress:

<i>July - August 2004</i>	All permits were issued for 322-unit apartment complex for seniors. Of these units <u>292 will be affordable rentals</u> . Of these 131 will be for moderate, 97 will be for low-, and 64 will be for very low-income households.
<i>July - August 2004</i>	All permits were issued for 304-unit apartment complex for families. Of these units <u>243 units will be affordable rentals</u> . 90 will be for moderate-, 90 will be for low-, and 63 will be for very low-income households.
<i>June 2005</i>	Permits began being issued for construction on a residential ownership subdivision totaling 254 units, with <u>19 affordable single-family and town homes</u> . Of these 9 will be for moderate-, 4 will be for low-, and 6 will be for very low-income households. All affordable units will have 55-year resale restrictions.
<i>August 2004</i>	Permits began being issued for construction for a residential ownership subdivision with 108 units, with <u>8 affordable town homes</u> . Of these 8, 4 will be for moderate-, 2 for low- and 2 for very low-income households. All affordable units will have 55 year resale restrictions.
<i>June 2005</i>	<u>112 affordable rental units development</u> , owned by a non-profit housing developer is in final stages of securing a buyer for private activity tax exempt bonds issued through CalHFA. Has already been issued a MHP grant and tax credits. Of the 112 units - 45 are for low- and 63 are for very low-income households and 4 are for extremely low-income special needs

households. All 112 rental units will have restrictions on rental rates for 55 years.

June 2005 Of the 1,395 ownership condominium developments previously approved, buildings 1 - 4 are complete with 60 moderate-income condominiums housed among the other homes. 30 of these units were sold with resale restrictions as of June 30, 2005. A total of **105 affordable condo units** will be sold to moderate-income household with resale restrictions.

Policy 4: Conduct a Housing and Commercial Nexus Study to determine the feasibility of establishing a commercial linkage fee to be deposited in the City's Inclusionary Housing Fund.

Program B.4.1 The City has formed a task force to direct the preparation of a nexus study that is required to establish a commercial linkage fee. A commercial linkage fee is a charge imposed on non-residential developments, typically based on the square footage and type of commercial building space. The fee may only be charged if the City can establish a direct relationship ("nexus") between commercial development and the need for additional housing. This nexus is typically related to employment created by commercial development.

The commercial linkage fee will only be charged if legally supportable by the nexus study. The commercial linkage fee shall be calculated by using a formula determined by the results of the study and adopted via ordinance approved by the City Council. If charged, the commercial linkage fee will be deposited into the City's Inclusionary Housing Fund.

Progress: Task force duties have been completed. The commercial linkage fee was approved by the City Council on May 3, 2005. The nonresidential development affordable housing impact fee was also adopted at that time. Funds deposited will go to a Housing In-lieu fund for funding affordable housing programs.

Policy 5: Improve housing affordability with higher densities near BART.

Progress: Discussions continue with City of Pleasanton, BART and prospective developers on possibility of construction of a second BART station in West Dublin in the Downtown Intensification Area.

Program B.5.1 Prepare a plan for the Dublin Transit Center that provides for higher-density residential development in a mixed-use specific plan surrounding the BART station in the Tri-Valley area. The station is located east of I-680 on the existing BART right-of-way in the I-580 median. The East Dublin/Pleasanton Station plan area is anticipated to have a multi-level BART parking garage, offices, and apartments. Environmental review of the project is underway.

Progress: Dublin Transit Center Master Plan is **complete**. Higher density housing is allowed in the Dublin Transit Center and currently three multi-family developments are under construction at this site. One development will contain 112 apartments for low- and very low-income households; the second development will contain 257 "for sale" condominiums and town homes with 26 restricted to moderate-income households to remain affordable for 55 years; and the third development will contain 305 apartment units.

June 2005 Planning review of the BART garage continues. When the development of the garage is complete, the current surface street parking will be available for use by residents of the high density development.

Policy 6: Simplify and coordinate the means of obtaining project approvals for senior projects and those with below-market-rate units.

Program B.6.1 Continue to provide priority processing for senior-housing projects and other residential developments providing 10 percent or more of the housing units as affordable for very low-, low-, and moderate-income households. Projects meeting these criteria will be reviewed ahead of other projects regardless of when completed applications are submitted.

Progress: Ongoing.

The Building Division expedited the processing of 112 unit rental development for low- and very low-income households at the Dublin Transit Center.

Policy 7: Encourage reduction of housing expenses through shared-living arrangements.

Program B.7.1 Evaluate the feasibility of establishing a shared-living program in Dublin through a nonprofit organization that operates shared-housing programs. Shared living occurs when people live together for social contact, mutual support and assistance, and /or to reduce housing expenses. State law requires that small shared-living facilities (serving six or fewer persons) be permitted in all single- and multi-family districts.

The City will contact nonprofit organizations and public agencies that operate shared-housing programs in the Bay Area to obtain information on their programs and approaches to shared housing. Based on the characteristics of the target population groups for shared housing, and consultation with local agencies serving those groups, the City will determine whether a shared housing program would be feasible. If the City determines that a shared housing program is feasible, it will issue a Request for Proposals to organizations and agencies to apply for CDBG funding to establish a program in Dublin. Once the City selects a qualified nonprofit or agency, the City will execute an agreement for operating a shared-housing program. The City will promote the program, if established, in the following manner:

- Provide program literature developed by the operating entity at Dublin Civic Center, the library, senior center, and other public places.
- Designate the City's Housing Coordinator/Specialist as a point-of-contact and referral for the shared-housing program.
- Provide program information on the City's web site.

Progress: *June 2005* Evaluation of feasibility of shared-housing program complete through a Housing Needs Survey was completed in June. Information collected in a random sample by Godbe Research indicates the residents did not display any interest nor would use a shared-housing program.

Policy 8: Encourage development of affordable housing by private organizations primarily engaged in housing construction or management.

Program B.8.1 Continue to support semi-public institutions, such as religious and community service organizations, that desire to sponsor housing affordable to very low- and/or low-income households or special needs housing (such as senior, congregate care, transitional, or emergency shelter) on their sites in conjunction with their semi-public uses. With public funding for the development of affordable housing extremely limited, the City will support efforts by semi-public institutions to provide housing on their sites. To promote the use of sites designated “semi-public” for affordable housing, the City will:

- Approve a specific plan amendment or planned development rezone to allow for housing in conjunction with semi-public uses on sites designated “semi-public” if such projects are comprised entirely of very low-, low-, senior, or other special needs housing in conjunction with a semi-public use.
- Offer financial incentives with regulatory requirements (to be negotiated for each project) as described in Programs A and B, Goal 2.
- To promote the policy of permitting housing on sites designated “semi-public,” the City will:
- Send written information annually to affordable housing developers active in the Tri-Valley area that may have an interest in collaborating with a property owner to construct affordable housing.
- Designate the Housing Coordinator/Specialist as a point-of-contact for providing further information about the City’s policy and how it can be applied for housing proposals.
- Provide pre-planning/application counseling to review concepts for housing on semi-public sites and discuss approaches to providing affordable housing.

Progress: Ongoing

Policy 9: Promote the use of available funds and funding mechanisms in private-sector housing development.

Program B.9.1 The City will designate the Housing Coordinator/Specialist as the responsible individual for maintaining and updating information on housing assistance programs (local, state, federal, and private), and local policies and regulatory incentives designed to facilitate the construction of affordable housing. Housing program information will be posted on the City’s web site and updated as funding becomes available, new programs are established, or program requirements change. The Housing Coordinator/Specialist will also assist developers in applying for funding sources by providing demographic or other background data necessary to complete funding requests, review and comment on funding applications, provide letters of support as appropriate, and recommend City Council actions in support of funding requests.

Progress: Ongoing.

July 2004- The City of Dublin webpage continues to provide information on those

- June 2005* developers accepting applications for restricted Inclusionary BMR units, both ownership and rentals. One development, with 105 units out of 626 continues to be listed, and continues to accept applications for qualified moderate-income buyers. Also listed was a second developer who accepted applications for a 60-day period for eight 4-bedroom town homes that will be priced affordable to (2) very low-, (2) low-, and (4) moderate-income households.
- July 2004-
June 2005* The web page is updated routinely to provide up-to-date information on various housing opportunities in the region. Included in the web page are the Inclusionary Ordinance and the Inclusionary Ordinance Guidelines to assist developers.

Policy 10: Promote energy efficiency in new projects.

Program B.10.1 The City will promote energy conservation through the following actions:

- Continue to implement the Waste Managements Authority's model ordinance on recycling of construction waste.
- Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
- Continue to provide on-site training for its City Building and Planning Staff on Green building techniques.
- Continue to review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.

Progress: *January 2005* One building inspector began working ½ time on recycling of construction waste as required by the City of Dublin Municipal Code. Inspections of demolition and construction sites are included in the inspector's continuing responsibilities.

June 2005 City Council adopted Green Building Guidelines for use in Civic Buildings in the future to promote energy efficiency.

Policy 11: Provide opportunities for first-time homebuyers to purchase homes in Dublin.

Program B.11.1 Continue to participate in the Alameda County Mortgage Credit Certificate program (MCC), and combine this program with the first-time homebuyer assistance from Dublin's Inclusionary Housing Fund or state or federal funding sources. The City will continue to use the planning process (planned development and specific plans) to promote the construction of affordable ownership housing options such as condominiums and town homes. The City will encourage developers to provide smaller market-rate ownership units affordable to moderate-income households by

providing incentives through the planned development process, such as reduced parking and street standards and higher densities on smaller lots. See programs B.2.1 and B.2.2 for a list of incentives the City will offer.

An example of this process is the City's work with a developer of a large condominium project that will include 105 moderate-income for-sale units in a project of 1,396 units. The City will promote the first-time homebuyer program in the following ways:

- Prepare a brochure to be updated and distributed as needed by the Housing Coordinator/Specialist to local real estate firms, lending institutions, area developers, and community organizations serving low- and moderate-income clients who may be eligible for the program.
- Distribute program information at the civic center, library, and other public buildings.
- Post information on the City's web site.
- Schedule a meeting between housing developers and the Housing Coordinator/Specialist as part of pre-application or application review to inform developers of homebuyer assistance programs and options.

<u>Progress:</u>	<i>January - June 2005</i>	Worked with the Cities of Livermore, Pleasanton, San Ramon and Town of Danville in the creation of the TriValley Housing Opportunity Center (TVHOC) designed to serve as a one-stop center for affordable homeownership in the TriValley:
		<ul style="list-style-type: none"> • Structure of TVHOC developed; • Funding for TVHOC developed for first year with grant of \$50,000 from each of the 5 cities; • Interim Center Director hired; and, • Curriculum established for First Time Homebuyer Counseling and education.
	<i>March - June 2005</i>	Developed a Task Force to help outline the skeleton of a First Time Homebuyer Loan Program for the City of Dublin. Worked in partnership with members of lending community and representatives of other cities. Implementation of the program to proceed in following fiscal year (05-06).

Policy 12: Continue to make available fee deferrals to encourage the development of affordable housing.

Program B.12.1 Defer or amortize application fees for senior-housing units and affordable units for very low-, low-, and moderate-income households to reduce the initial cost impact on an affordable housing project. The City will determine on a case-by-case basis the financial need of the project and the most appropriate type of assistance based on the City's Inclusionary Zoning Ordinance.

Progress: Ongoing

Policy 13: Encourage a mix of housing types as a means of achieving a wider range of housing types, sizes, and potential affordability to low- and moderate-income households, including affordable by design units and large family units.

Program B.13.1 The City will continue to require a mix of housing types and sizes as part of its negotiated process through specific plans, planned developments, and development agreements as a means of achieving a wider range of housing types, sizes, and potential affordability to low- and moderate-income households, including affordable by design units and units for large families.

Progress: Ongoing

Goal C: To conserve the existing stock of affordable rental housing

Policy 1: Preserve low-income housing.

Progress: *May 2005* Since the most affordable housing in Dublin is rental housing, to lessen the impact of possible condominium conversions a Condominium Conversion Ordinance was passed by the City Council including the following provisions:

- Restricting the number of apartments that may convert to 7% of the rental stock in the city per year;
- Requiring that all tenants receive a 1 year notice;
- At conversion, 12.5% of converted units become Inclusionary with 55 year affordability restrictions for very low-, low-, and moderate-income households at same percentages indicated in the Inclusionary Zoning Regulations; and,
- Three times the monthly rent be provided to disabled tenants that are required to relocate.

Program C.1.1. Each year the City will update its list of subsidized rental properties that may be potential acquisition and/or rehabilitation targets. The City will determine which properties are immediately at-risk (during the subsequent two-year period) of converting to market-rate rental housing and will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.

The City will assist in the acquisition/rehabilitation by providing Inclusionary Housing Funds, applying for state or federal funding on behalf of the entity, or assisting the entity in accessing state, federal, or private funding for acquisition/rehabilitation. The City will support the developer's proposal by contractually dedicating the necessary funds to an escrow or some other holding account until the developer can secure complete financing. In cases where the City has dedicated funding for an acquisition-rehabilitation project and the developer cannot secure complete or adequate financing, the funding shall be shifted back into the Inclusionary Housing Fund.

Progress: The list of rental properties was updated in December 2004. There are no subsidized rental properties in the City of Dublin at risk of converting to market-rate housing.

Goal D: To preserve and increase the efficient use of the city's existing housing stock

Policy 1: Encourage efficient use of existing housing stock; promote development of small units at low cost.

Program D.1.1 Promote the development of second units in existing single-family homes. The City will market this program through an informational brochure and an annual notice. The brochure will also be available at:

- The Civic Center, library, senior center, and other public locations.
- The City's web site.

To encourage homeowners to create second units with affordable rents for very low- and low-income households, the City will provide financial assistance through its Inclusionary Housing Fund to construct second units in exchange for deed restrictions, limiting rents, and rent increases for 30 years.

Progress: *June 2005* The feasibility of providing financial assistance to construct second units in existing homes was evaluated through a Housing Needs Survey that was completed. Information collected in a random sample by Godbe Research indicates the residents did not display any interest in assistance in the development of second units in lots housing existing homes.

Program D.1.2 Evaluate the general feasibility of developing additional housing units in an affordable or mixed-income development on the Arroyo Vista site. The purpose of the study would be determine options for increasing housing densities and the total number of housing units to make more efficient use of the site. The study should consider the existing Arroyo Vista development as well as the more recently developed Park-Sierra multi-family project.

Progress: *December 2004* The City of Dublin and the Dublin Housing Authority have received a completed evaluation by NEF on feasibility of re-use of a 22-acre Dublin Housing Authority site (Arroyo Vista – 150 single-family homes). Study indicates higher density and more affordable housing is financially feasible on the site.

June 2005 The City of Dublin and the Dublin Housing Authority are proceeding with developing a Request for Qualifications (RFQ) to publish to see if a developer would be interested in redeveloping the Dublin Housing Authority site with more dense units, both affordable rentals and homeownership units.

Policy: 2: Provide subsidies for housing rehabilitation.

Program D.2.1 The City will continue to contribute a portion of its CDBG funds to Alameda County's two housing rehabilitation programs in proportion to the estimated annual need for rehabilitation assistance.

Progress: *July 2004* The County of Alameda Housing and Community Development Department (HCD) administers a Minor and Major Home Improvement Program for the City of Dublin. For the fiscal

year from July 1, 2004 – June 30, 2005 Alameda County Housing and Community Development Dept. (HCD) has \$17,790 available from Dublin's CDBG grant to use for these programs within the City of Dublin. *July 2004 - June 2005* 2 Minor Home Repairs, 2 Paint Grants and 2 Major Home Improvements were conducted in Dublin during this reporting period by the County of Alameda Minor and Major Home Improvement Program.

Goal E: To promote equal housing opportunities for all Dublin residents

Policy 1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.

Program E.1.1 Promote equal-housing opportunity for all Dublin residents and others seeking housing in Dublin. The City of Dublin contracts through Alameda County with ECHO Housing to investigate fair-housing complaints and provide mediation services. The City's Housing Coordinator/Specialist is the point-of-contact for fair-housing complaints, information requests, and referrals to ECHO housing. The City will also distribute fair-housing information each year to public locations throughout the City; post information on the City's web site; and distribute information to real estate agents, rental property owners, and financial institutions in Dublin. The City also participates in Alameda County's Impediments to Fair Housing Study through the CDBG program.

Progress: *July 2004* The City of Dublin web page has an entry for fair housing issues directing interested readers both to ECHO Housing and to the State of California Consumer Affairs Office booklet, "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities."
July 2004 Funding was provided through CDBG funds for ECHO Housing to continue to provide counseling and investigate housing discrimination complaints in the City of Dublin.

Policy 2: Encourage greater access to housing for persons with disabilities.

Program E.2.1 The City will evaluate the feasibility of a universal design ordinance that provides for greater adaptability and accessibility of housing for persons with disabilities. The City's Housing Task Force will provide advice to the City on potential approaches to universal design and recommendations on an implementing ordinance.

If a universal design ordinance is determined to be feasible, the City will prepare an ordinance and produce a brochure on universal design, resources for design approaches, and compliance with City requirements. The City will distribute the brochure to residential developers active in the Tri-Valley area and to community organizations and agencies serving individuals with disabilities. The City will also distribute the brochure to public locations throughout the City and post information on universal design requirements and resources on the City's web site.

Progress: Evaluation continues.

Goal F: To provide short-term shelter for individuals and families without affordable permanent housing

Policy 1 Allow emergency shelters and transitional housing for homeless.

Program F.1.1 Adopt an amendment to the Zoning Ordinance allowing emergency shelters in commercial and industrial zoning districts and transitional housing in medium- and high-density residential zoning districts. Emergency shelters and transitional housing will be permitted as conditional uses under the City's existing conditional-use permit process. Conditional-use permit standards will include the following requirements:

- Emergency shelters and transitional housing should be built with high access and low visibility. High access is based on the location of a proposed facility in relation to public transit, public and private supportive services, and job skills training. Low visibility is based on the exterior operation of a facility (see proposed standards below).
- Emergency shelters and transitional housing should be located with access to transportation, supportive services, and commercial services to meet daily living needs.
- Such uses will be permitted in association with religious establishments.
- The design and location of the emergency shelters or transitional housing should reflect the needs of clients being served (single adults versus women with children, for example.)

To facilitate the location of emergency shelters and transitional housing, the City will adopt criteria for a particular project to address:

- Hours of operation;
- External lighting and noise;
- Provision of security measures for the proper operation and management of a proposed facility;
- Measures to avoid queues of individuals outside proposed facilities;
- Transportation of individuals to and from proposed facilities;
- Compliance with county and state health and safety requirements for food;
- Medical, and other supportive services provided on-site;
- Maintenance in good standing of county and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff of a proposed facility; and
- Similar operations and management issues.

Progress: November 2004 Emergency shelter ordinance was adopted by the City Council as required by State law.

PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT

The City of Dublin Housing Element identified constraints relative to providing housing sufficient to meet the amounts identified in the Regional Housing Needs Allocation developed by ABAG. Most of these constraints are non-governmental such as land cost, construction costs and financing that affect the availability and cost of housing.

During the reporting period, the City of Dublin began work on creating a First Time Homebuyer Loan Program that may assist with the financing for lower-income households. Although the City is committed to assisting with affordability in various manners that may be possible, Dublin has no redevelopment agency and receives very little grants from the federal government. These are the two most common

sources of providing funds for financial assistance with homeownership for lower-income households. If the City is successful in developing a First Time Homebuyer Program, it would not be able to provide large amounts of financing, simply because the resources available from this avenue are limited.

Other constraints identified are Permits and Processing fees. Dublin charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing. Impact fees for water and sewer services are charge by other agencies.

ANNUAL PROGRESS REPORT ON IMPLEMENTATION
OF THE HOUSING ELEMENT

Information as Requested by State Department of Housing and Community Development for the
Workforce Housing Reward Grant Program

Jurisdiction: City of Dublin
Address: 100 Civic Plaza, Dublin, California 94568
Contact: Julia Abdala, Housing Specialist
Phone: (925) 833-6614
Email: julia.abdala@ci.dublin.ca.us

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DEC 29 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Report Period: This report period is from July 1, 2004 through June 30, 2005.

The Housing Element was updated in 2003 and certified by the State Department of Housing and Community Development on July 11, 2003.

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued.
During July 1, 2004 through June 30, 2005 the City of Dublin issued 290 permits for single-family homes, 32 permits for multi-family structures with 873 units in those structures.
Total housing permits issued 322
Total number of new housing units in construction 1,163
2. Describe affordability, by income level, of new units including the number of deed restricted affordable housing units.
 - Median price homes in Dublin today is \$785,888¹. These are units available to above-moderate income households.
 - Median price condominiums in Dublin today are around \$552,000². These units are also financially available to above moderate-income households with the exception of moderate-income household that may be able to obtain special financing such as a California Housing Finance Agency (CalHFA) loan.
 - Of the condominiums constructed during this reporting period, 30 have been sold to moderate-income households with 30-year deed restrictions.
 - Two apartment complexes have received permits during this reporting period for a total of 626 units. These two developments of 304 and 322 units have been financed by Private Activity tax-exempt bonds, tax credits, various other layers of financing as well as City gap financing. Of these units 535 units will be restricted to various income levels; 221 units will be for moderate-income
 - households, 187 will be for low-income households (below 60% of AMI), and 127 will be for very low-income households.

¹ Bay East Association of Realtors, October 2005, Single Family Residences Statistics

² Bay East Association of Realtors, October 2005, Condominium Statistics

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3. Compare units added to regional housing need allocation by income category (very low, low, moderate, and above moderate).

Given the above RHNA established figures. The following was accomplished during this reporting period:

STATUS OF PROGRAMS IN ADOPTED HOUSING ELEMENT (through June 2005)

Income Level	Dwelling Units per RHNA Determination	No. of Units in this Income Level for 04-05	% of RHNA produced for this Income Level
Very Low-Income	796	127	16%
Low-Income	531	187	35%
Moderate-Income	1,441	251	17%
Above-Moderate-Income	2,668	598	22%

Goal A: To Provide adequate sites to meet the City Housing Needs

Policy 1: Ensure that adequate sites exist to accommodate future housing needs.

Program A.1.1 The City will continue to use specific plans, planned development permit processes, and zoning to ensure that adequate sites exist (as defined by state housing element law, Government Code section 65583) to accommodate the City's ABAG regional housing allocation for all income groups. Each year, as part of the City's annual evaluation of its implementation of the General Plan, the City will compare the remaining supply of land by zoning, specific plan, or planned development category in relation to the City's remaining unmet regional allocation. Should the City identify a potential shortage of sites with appropriate densities, it will use the specific plan and planned development process to provide for adequate sites for future residential developments.

The City's preference is that development occur at the mid-range density or above, on average, in all land use designations to ensure the City can accommodate its ABAG-assigned share of housing. The City will consider exceptions to the mid-range density guideline if there is a physical or environmental constraint to a property (for example, sensitive habitat or steep slopes) or a regulatory agreement that precludes achievement of the midpoint density.

Progress: Ongoing

Program A.2.1 Promote high-density residential mixed-use projects in the development in the Downtown Intensification Area.

- Identify older non-residential properties suitable for recycling for mixed-use, and market these sites to developers. The determination of suitable

mixed-use opportunities will be based on the age and condition of non-residential properties, property location with respect to transportation and services, the economic viability of continued non-residential use, and other relevant factors. The City will undertake the following actions to promote mixed-use.

- Use the specific planning process to allow for, and provide regulatory incentives for, mixed-use development, such as the specific plan that was adopted for the West Dublin BART Station area (see Program E, Goal 2).
- Use the Planned Development process to allow flexible development standards such as alternatives for parking building height, floor-area ratio, lot-coverage limits, and residential density, to promote mixed-use developments.
- Provide incentives for affordable housing in mixed-use projects, including fee deferrals, reduced parking requirements, priority permit processing, use of Inclusionary Housing Fund, and assistance in accessing state and federal subsidies, and density bonuses.

Progress: Two mixed-use developments currently in processing in the Downtown Intensification Area.

June 2005 A development for a mixed use development to include office use and 304 residential (multifamily rental units) has received full entitlements with reduced parking standards. Will include 30 units affordable to 9 very low-, 6 low-, and 15 moderate-income rentals. Developer has not yet begun construction on this project, but continues to indicate that the project will be developed in the future.

Goal B: To Increase the availability of housing affordable to low- AND moderate-income households

Policy 1: Promote development of affordable housing in Dublin.

Program B.1.1 Cooperate with nonprofit housing providers to develop units affordable to very-low- and low-income households. Private nonprofit housing organizations often have advantages in securing funds for the development of housing, as well as in reducing housing cost to the consumer. The City will market housing opportunities and assist developers with the construction of affordable housing through the following actions:

- The City will enter into a ground lease by May 2003 for the former library site to a developer at a minimal cost and possibly use gap financing to facilitate the construction of a low-income senior-housing development.

- The City will provide financial assistance from the Inclusionary Housing Fund for the construction of affordable housing consistent with the policies in the City's Inclusionary Housing Ordinance.
- The City will offer density bonuses for developments that include at least 10 percent very-low-income units or 20 percent low-income units or 50 percent senior units.
- The City will, on a case-by-case basis as indicated in the City's Inclusionary Zoning Ordinance, defer processing and impact fees for affordable units. To receive a fee deferral, the developer would have to demonstrate that the deferral is necessary for the financial feasibility of the project. Necessity can be established through the submittal of a proforma statement showing financial need for a deferral, and the City's Housing Specialist will review the project details.
- The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, and lot coverage and height limits.
- The City will continue to promote the addition of second housing units to single-family homes with the goal of creating additional affordable units in both new and existing neighborhoods (see Program D.1.1).
- The City will offer assistance in accessing local, state, and federal funding for affordable housing by: 1) applying for such funding on behalf of affordable-housing developers when eligible applicants are limited to public agencies; or 2) providing technical assistance or documentation necessary to support applications for funding by affordable housing developers upon request. Technical assistance will include, but not be limited to:
 - provision of data or documents within the City's possession that will contain necessary information or assist in the preparation of a successful grant application,
 - letters of support (for projects that have received permit approvals by the City), and
 - assistance from the City's Housing Coordinator/Specialist to locate potential sources of matching funds.

Progress:

<i>October 2004</i>	City Staff provided assistance to non-profit developer (E.A.H.) in preparing application for 4% tax credits as well as TCAC review when requested prior to awarded of credits.
<i>June 2005</i>	Wicklow Square, owned by Eden Housing, Inc. a non-profit housing developer has almost completed a 54 unit senior complex, all units are affordable to seniors over 62 years of age at very low- and extremely low-income. Anticipated completion date July 2005. The City of Dublin provided a loan for

	\$2,248,248 as well as a 99-year ground lease for \$1 per year on the City-owned property.
<i>June 2005</i>	The Pine and Cedar Groves family apartment complex with 304 units (80% affordable units) currently in construction. The anticipated completion date is in 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.
<i>June 2005</i>	The Oak Groves apartments with 322 units for 55 years + (90% affordable units) currently in construction. The anticipated completion date is in 2006. The City of Dublin provided a loan for \$2,250,000 to assist with the financing of the project.
<i>June 2005</i>	Multifamily Development with 112 units for low- and very low-income households, owned by E.A.H., a non-profit housing developer has received all entitlements including reduced parking standards. The development plans includes 4 units for extremely low-income special needs households. Through June 2005 the developer and architect were working with the Building Division to finalize all building plan sets.

Policy 2: Provide incentives for affordable units.

Program B.2.1 Continue to allow density bonuses in excess of the bonus required by the state law (a 30 percent density bonus if at least 20 percent of the housing units will be affordable to very low- and low-income households with special needs) in addition to a minimum density bonus of 25 percent pursuant to state law (Government Code 65915) for very low-, low-income, or senior housing.

Progress: Ongoing

Policy 3: Require the development of lower-income housing.

Program B.3.1 Implement the City's Inclusionary zoning ordinance, which requires that at least 12.5 percent of new housing units be affordable to very low-, low-, and moderate-income households. The breakdown of units is required to be 50 percent moderate-income, 20 percent low-income, and 30 percent very low-income. The City will also strive to disperse affordable throughout a new development (not concentrated in one or few areas); although, if a highly-desirable affordable project comes in that the City wants that is concentrated, the flexibility should be available.

The revised ordinance will allow homebuilders several options for compliance:

- Construct at least 12.5 percent of the housing units as affordable to very low-, low-, or moderate-income households.
- Construct at least 7.5 percent of the housing units as affordable to very low-, low-, or moderate-income households and pay a fee of \$82,466 for

each affordable housing unit not constructed (equal to the remaining 5 percent of the affordable housing requirement).

- Donate land to the City or a non-profit affordable-housing developer. Donated land must have the equivalent value of the in-lieu fee to be paid for the affordable housing units not constructed, including land and infrastructure costs.

In-lieu fees collected under the program are and will continue to be deposited into a fund to be used exclusively for housing programs, constructing, purchasing sites, providing infrastructure, paying fees, subsidizing rents, and offsetting other costs of providing very low-, low-, and moderate-income housing in Dublin. The City requires that Inclusionary housing units remain affordable for 55 years.

Progress:

<i>July - August 2004</i>	All permits were issued for 322-unit apartment complex for seniors. Of these units <u>292 will be affordable rentals.</u> Of these 131 will be for moderate, 97 will be for low-, and 64 will be for very low-income households.
<i>July - August 2004</i>	All permits were issued for 304-unit apartment complex for families. Of these units <u>243 units will be affordable rentals.</u> 90 will be for moderate-, 90 will be for low-, and 63 will be for very low-income households.
<i>June 2005</i>	Permits began being issued for construction on a residential ownership subdivision totaling 254 units, with <u>19 affordable single-family and town homes.</u> Of these 9 will be for moderate-, 4 will be for low-, and 6 will be for very low-income households. All affordable units will have 55-year resale restrictions.
<i>August 2004</i>	Permits began being issued for construction for a residential ownership subdivision with 108 units, with <u>8 affordable town homes.</u> Of these 8, 4 will be for moderate-, 2 for low- and 2 for very low-income households. All affordable units will have 55 year resale restrictions.
<i>June 2005</i>	<u>112 affordable rental units development,</u> owned by a non-profit housing developer is in final stages of securing a buyer for private activity tax exempt bonds issued through CalHFA. Has already been issued a MHP grant and tax credits. Of the 112 units - 45 are for low- and 63 are for very low-income households and 4 are for extremely low-income special needs households. All 112 rental units will have restrictions on rental rates for 55 years.
<i>June 2005</i>	Of the 1395 ownership condominium developments previously approved, buildings 1 - 4 are complete with 60 moderate-income condominiums housed among the other homes. 30 of these units had already been sold with resale restrictions as of June 30, 2005. Total of <u>105 affordable condo units</u> will be sold to moderate-income household with Resale restrictions.

Policy 4: Conduct a Housing and Commercial Nexus Study to determine the feasibility of establishing a commercial linkage fee to be deposited in the City's Inclusionary Housing Fund.

Program B.4.1 The City has formed a task force to direct the preparation of a nexus study that is required to establish a commercial linkage fee. A commercial linkage fee is a charge imposed on non-residential developments, typically based on the square footage and type of commercial building space. The fee may only be charged if the City can establish a direct relationship ("nexus") between commercial development and the need for additional housing. This nexus is typically related to employment created by commercial development.

The commercial linkage fee will only be charged if legally supportable by the nexus study. The commercial linkage fee shall be calculated by using a formula determined by the results of the study and adopted via ordinance approved by the City Council. If charged, the commercial linkage fee will be deposited into the City's Inclusionary Housing Fund.

Progress: Task force duties complete. Commercial linkage fee taken to City Council for approval on May 3rd, 2005. Nonresidential development affordable housing impact fee was adopted at this time. Funds deposited will go to a Housing In-lieu fund that is used for affordable housing projects.

Policy 5: Improve housing affordability with higher densities near BART.

Progress: Discussions continue with City of Pleasanton, BART and prospective developers on possibility of construction of a second BART station in West Dublin in the Downtown Intensification Area.

Program B.5.1 Prepare a plan for the Dublin Transit Center that provides for higher-density residential development in a mixed-use specific plan surrounding the new BART station in the Tri-Valley area. The station is located east of I-680 on the existing BART right-of-way in the I-580 median. The East Dublin/Pleasanton Station plan area is anticipated to have 1,000 BART parking spaces in one garage, offices, and apartments. Environmental review of the project is underway.

Progress: Dublin Transit Center Master Plan is **complete**. Higher density is allowed in the Dublin Transit Center and currently two multi-family developments are in construction at this site. One development will hold 112 apartments for low- and very low-income households and the second development will contain 257 "for sale" condominiums and town homes with 26 restricted to moderate-income households to remain affordable for 55 years.

June 2005 Planning review of the BART garage continues. When the garage is complete will allow for use of the current surface street parking area for the development of high density development.

Policy 6: Simplify and coordinate the means of obtaining project approvals for senior projects and those with below-market-rate units.

Program B.6.1 Continue to provide priority processing for senior-housing projects and other residential developments providing 10 percent or more of the housing units as affordable for very low-, low-, and moderate-income households. Projects meeting these criteria will be reviewed ahead of other projects regardless of when completed applications are submitted.

Progress: Ongoing.

Expedited Building Division processing of 112 unit rental development for low- and very low-income households at the Dublin Transit Center.

Policy 7: Encourage reduction of housing expenses through shared-living arrangements.

Program B.7.1 Evaluate the feasibility of establishing a shared-living program in Dublin through a nonprofit organization that operates shared-housing programs. Shared living occurs when people live together for social contact, mutual support and assistance, and /or to reduce housing expenses. State law requires that small shared-living facilities (serving six or fewer persons) be permitted in all single- and multi-family districts.

The City will contact nonprofit organizations and public agencies that operate shared-housing programs in the Bay Area to obtain information on their programs and approaches to shared housing. Based on the characteristics of the target population groups for shared housing, and consultation with local agencies serving those groups, the City will determine whether a shared housing program would be feasible. If the City determines that a shared housing program is feasible, it will issue a Request for Proposals to organizations and agencies to apply for CDBG funding to establish a program in Dublin. Once the City selects a qualified nonprofit or agency, the City will execute an agreement for operating a shared-housing program. The City will promote the program, if established, in the following manner:

- Provide program literature developed by the operating entity at Dublin Civic Center, the library, senior center, and other public places.
- Designate the City's Housing Coordinator/Specialist as a point-of-contact and referral for the shared-housing program.
- Provide program information on the City's web site.

Progress: *June 2005* Evaluation of feasibility of shared-housing program complete through a Housing Needs Survey completed in June. Information collected in a random sample by Godbe Research indicates the residents did not display any interest nor would use a shared-housing program.

Policy 8: Encourage development of affordable housing by private organizations primarily engaged in housing construction or management.

Program B.8.1 Continue to support semi-public institutions, such as religious and community service organizations, that desire to sponsor housing affordable to very low- and/or low-income households or special needs housing (such as senior, congregate care, transitional, or emergency shelter) on their sites in conjunction with their semi-public uses. With public funding for the development of affordable housing extremely limited, the City will support efforts by semi-public institutions to provide housing on their sites. To promote the use of sites designated “semi-public” for affordable housing, the City will:

- Approve a specific plan amendment or planned development rezone to allow for housing in conjunction with semi-public uses on sites designated “semi-public” if such projects are comprised entirely of very low-, low-, senior, or other special needs housing in conjunction with a semi-public use.
- Offer financial incentives with regulatory requirements (to be negotiated for each project) as described in Programs A and B, Goal 2.

To promote the policy of permitting housing on sites designated “semi-public,” the City will:

- Send written information annually to affordable housing developers active in the Tri-Valley area that may have an interest in collaborating with a property owner to construct affordable housing.
- Designate the Housing Coordinator/Specialist as a point-of-contact for providing further information about the City’s policy and how it can be applied for housing proposals.
- Provide pre-planning/application counseling to review concepts for housing on semi-public sites and discuss approaches to providing affordable housing.

Progress: Ongoing

Policy 9: Promote the use of available funds and funding mechanisms in private-sector housing development.

Program B.9.1 The City will designate the Housing Coordinator/Specialist as the responsible individual for maintaining and updating information on housing assistance programs (local, state, federal, and private), and local policies and regulatory incentives designed to facilitate the construction of affordable housing. Housing program information will be posted on the City’s web site and updated as funding becomes available, new programs are established, or program requirements change. The Housing Coordinator/Specialist will also

assist developers in applying for funding sources by providing demographic or other background data necessary to complete funding requests, review and comment on funding applications, provide letters of support as appropriate, and recommend City Council actions in support of funding requests.

Progress: Ongoing.
*July 2004-
June 2005*

The City of Dublin webpage continues to provide information on developers accepting applications for restricted Inclusionary BMR units, both ownership and rentals. One development, with 105 units out of 626 continues to be listed and continues to accept applications for qualified moderate-income buyers.

Also listed was a second developer who accepted applications for 60 day period for eight 4 bedroom town homes that will be priced affordable to (2) very low-, (2) low-, and (4) moderate-income households.

*July 2004-
June 2005*

The web page is updated routinely to provide up to date information on various housing opportunities in the region. Included in the web page is the Inclusionary Ordinance and the Inclusionary Ordinance Guidelines to assist developers.

Policy 10: Promote energy efficiency in new projects.

Program B.10.1 The City will promote energy conservation through the following actions:

- Continue to implement the Waste Managements Authority's model ordinance on recycling of construction waste.
- Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
- Continue to provide on-site training for its City Building and Planning Staff on Green building techniques.
- Continue to review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.

Progress: *January 2005* One building inspector began working ½ time on recycling of construction waste as required by Dublin code. Inspections of

demolition and construction sites included in inspector's responsibilities.

June 2005 City Council adopted Green Building Guidelines for use in Civic Buildings in the future to promote energy efficiency.

Policy 11: Provide opportunities for first-time homebuyers to purchase homes in Dublin.

Program B.11.1 Continue to participate in the Alameda County MCC program and combine this program with the first-time homebuyer assistance from Dublin's Inclusionary Housing Fund or state or federal funding sources. The City will continue to use the planning process (planned development and specific plans) to promote the construction of affordable ownership housing options such as condominiums and town homes. The City will encourage developers to provide smaller market-rate ownership units affordable to moderate-income households by providing incentives through the planned development process, such as reduced parking and street standards and higher densities on smaller lots. See programs B.2.1 and B.2.2 for a list of incentives the City will offer.

An example of this process is the City's work with a developer of a large condominium project that will include 105 moderate-income for-sale units in a project of 1,400 units. The City will promote the first-time homebuyer program in the following ways:

- Prepare a brochure to be updated and distributed as needed by the Housing Coordinator/Specialist to local real estate firms, lending institutions, area developers, and community organizations serving low- and moderate-income clients who may be eligible for the program.
- Distribute program information at the civic center, library, and other public buildings.
- Post information on the City's web site.
- Schedule a meeting between housing developers and the Housing Coordinator/Specialist as part of pre-application or application review to inform developers of homebuyer assistance programs and options.

Progress: *January-
June 2005* Worked with the Cities of Livermore, Pleasanton, San Ramon and Town of Danville in the creation of the TriValley Housing Opportunity Center (TVHOC) designed to serve as a one-stop center for affordable homeownership in the TriValley.

- Structure of TriValley Housing Opportunity Center developed
- Funding for Center developed for first year with grant of \$50,000 from each of the 5 cities.
- Interim Center Director hired.
- Curriculum established for First Time Homebuyer Counseling and education

*March-
June 2005* Developed a Task Force to help outline the skeleton of a First Time Homebuyer Loan Program for the City of Dublin. Worked in partnership with members of lending community and representatives of other cities. Implementation of the program to proceed in following fiscal year (05-06).

Policy 12: Continue to make available fee deferrals to encourage the development of affordable housing.

Program B.12.1 Defer or amortize application fees for senior-housing units and affordable units for very low-, low-, and moderate-income households to reduce the initial cost impact on an affordable housing project. The City will determine on a case-by-case basis the financial need of the project and the most appropriate type of assistance based on the City's Inclusionary Zoning Ordinance.

Progress: Ongoing

Policy 13: Encourage a mix of housing types as a means of achieving a wider range of housing types, sizes, and potential affordability to low- and moderate-income households, including affordable by design units and large family units.

Program B.13.1 The City will continue to require a mix of housing types and sizes as part of its negotiated process through specific plans, planned developments, and development agreements as a means of achieving a wider range of housing types, sizes, and potential affordability to low- and moderate-income households, including affordable by design units and units for large families.

Progress: Ongoing

Goal C: To conserve the existing stock of affordable rental housing

Policy 1: Preserve low-income housing.

Progress: *May 2005* Since the most affordable housing in Dublin is rental housing, to lessen the impact of possible condominium conversions a Condominium Conversion Ordinance was passed by the City Council including the following provisions:

- 1) restricting the number of apartments that may convert to 7% of the rental stock in the city per year,
- 2) requiring that all tenants receive a 1 year notice,
- 3) at conversion, 12.5% of converted units become Inclusionary with 55 year affordability restrictions for

- very low-, low-, and moderate-income households at same percentages indicated in the Inclusionary Zoning Regulations, and
- 4) three times the monthly rent be provided to disabled tenants that are required to relocate.

Program C.1.1 Each year the City will update its list of subsidized rental properties that may be potential acquisition and/or rehabilitation targets. The City will determine which properties are immediately at-risk (during the subsequent two-year period) of converting to market-rate rental housing and will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.

The City will assist in the acquisition/rehabilitation by providing Inclusionary Housing Funds, applying for state or federal funding on behalf of the entity, or assisting the entity in accessing state, federal, or private funding for acquisition/rehabilitation. The City will support the developer's proposal by contractually dedicating the necessary funds to an escrow or some other holding account until the developer can secure complete financing. In cases where the City has dedicated funding for an acquisition-rehabilitation project and the developer cannot secure complete or adequate financing, the funding shall be shifted back into the Inclusionary Housing Fund.

Progress: *December 2004* List of rental properties updated. There are no subsidized rental properties in the City of Dublin at-risk of converting to market-rate housing.

Goal D: To Preserve and increase the efficient use of the city's existing housing stock

Policy 1: Encourage efficient use of existing housing stock; promote development of small units at low cost.

Program D.1.1 Promote the development of second units in existing single-family homes. The City will market this program through an informational brochure and an annual notice. The brochure will also be available at:

- The civic center, library, senior center, and other public locations.
- The City's web site.

To encourage homeowners to create second units with affordable rents for very low- and low-income households, the City will provide financial assistance through its Inclusionary Housing Fund to construct second units in exchange for deed restrictions, limiting rents, and rent increases for 30 years.

Progress: *June 2005* The feasibility of providing financial assistance to construct second units in existing homes was evaluated through a Housing

Needs Survey that was completed. Information collected in a random sample by Godbe Research indicates the residents did not display any interest in assistance in the development of second units in lots housing existing homes.

Program D.1.2 Evaluate the general feasibility of developing additional housing units in an affordable or mixed-income development on the Arroyo Vista site. The purpose of the study would be determine options for increasing housing densities and the total number of housing units to make more efficient use of the site. The study should consider the existing Arroyo Vista development as well as the more recently developed Park-Sierra multi-family project.

Progress: *December 2004* The City of Dublin and the Dublin Housing Authority have received a completed evaluation by NEF on feasibility of re-use of 22 acre Dublin Housing Authority site (Arroyo Vista – 150 single-family homes). Study indicates higher density and more affordable housing is financially feasible on the site.

June 2005 The City of Dublin and the Dublin Housing Authority are proceeding with developing a Request for Qualifications (RFQ) to publish to see if a developer would be interested in redeveloping the Dublin Housing Authority site with more dense units, both affordable rentals and homeownership units.

Policy: 2: Provide subsidies for housing rehabilitation.

Program D.2.1 The City will continue to contribute a portion of its CDBG funds to Alameda County's two housing rehabilitation programs in proportion to the estimated annual need for rehabilitation assistance.

Progress: *July 2004* The County of Alameda Housing and Community Development Department (HCD) administers a Minor and Major Home Improvement Program for the City of Dublin. For the fiscal year from July 1, 2004 – June 30, 2005 Alameda County Housing and Community Development Dept. (HCD) has available \$17,790 available from Dublin's CDBG grant to use for these programs within the City of Dublin.

*July 2004-
June 2005* 2 Minor Home Repairs, 2 paint grants and 2 Major Home Improvements were conducted in Dublin during this reporting period by the County of Alameda Minor and Major Home Improvement Program.

Goal E: To promote equal housing opportunities for all Dublin residents

Policy 1: Support services and programs that fight housing discrimination; direct persons towards agencies that provide assistance to victims of discrimination.

Program E.1.1 Promote equal-housing opportunity for all Dublin residents and others seeking housing in Dublin. The City of Dublin contracts through Alameda County with ECHO Housing to investigate fair-housing complaints and provide mediation services. The City's Housing Coordinator/Specialist is the

point-of-contact for fair-housing complaints, information requests, and referrals to ECHO housing. The City will also distribute fair-housing information each year to public locations throughout the City; post information on the City's web site; and distribute information to real estate agents, rental property owners, and financial institutions in Dublin. The City also participates in Alameda County's Impediments to Fair Housing Study through the CDBG program.

Progress: *July 2004* The City of Dublin web page has an entry for fair housing issues directing interested readers both to ECHO Housing and to the State of California Consumer Affairs Office booklet, "California Tenants: Guide to Residential Tenants and Landlord's Rights and Responsibilities"

July 2004 Funding was provided through CDBG funds for ECHO Housing to continue to provide counseling and investigate housing discrimination complaints in the City of Dublin.

Policy 2: Encourage greater access to housing for persons with disabilities.

Program E.2.1 The City will evaluate the feasibility of a universal design ordinance that provides for greater adaptability and accessibility of housing for persons with disabilities. The City's Housing Task Force will provide advice to the City on potential approaches to universal design and recommendations on an implementing ordinance.

If a universal design ordinance is determined to be feasible, the City will prepare an ordinance and produce a brochure on universal design, resources for design approaches, and compliance with City requirements. The City will distribute the brochure to residential developers active in the Tri-Valley area and to community organizations and agencies serving individuals with disabilities. The City will also distribute the brochure to public locations throughout the City and post information on universal design requirements and resources on the City's web site.

Progress: Evaluation continues.

Goal F: To provide short-term shelter for individuals and families without affordable permanent housing

Policy 1 Allow emergency shelters and transitional housing for homeless.

Program F.1.1 Adopt an amendment to the Zoning Ordinance allowing emergency shelters in commercial and industrial zoning districts and transitional housing in medium- and high-density residential zoning districts. Emergency shelters and transitional housing will be permitted as conditional uses under the City's existing conditional-use permit process. Conditional-use permit standards will include the following requirements:

- Emergency shelters and transitional housing should be built with high access and low visibility. High access is based on the location of a proposed facility in relation to public transit, public and private supportive services, and job skills training. Low visibility is based on the exterior operation of a facility (see proposed standards below).
- Emergency shelters and transitional housing should be located with access to transportation, supportive services, and commercial services to meet daily living needs.
- Such uses will be permitted in association with religious establishments.
- The design and location of the emergency shelters or transitional housing should reflect the needs of clients being served (single adults versus women with children, for example.)

To facilitate the location of emergency shelters and transitional housing, the City will adopt criteria to address:

- hours of operation;
- external lighting and noise;
- provision of security measures for the proper operation and management of a proposed facility;
- measures to avoid queues of individuals outside proposed facilities;
- transportation of individuals to and from proposed facilities;
- compliance with county and state health and safety requirements for food,
- medical, and other supportive services provided on-site;
- maintenance in good standing of county and/or state licenses, if required by these agencies for the owner(s), operator(s), and/or staff of a proposed facility; and
- similar operations and management issues.

Progress: *November 2004* Emergency shelter ordinance passed by the City Council as required by State law.

PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT

The City of Dublin Housing Element identified constraints relative to providing housing sufficient to meet the amounts identified in the Regional Housing Needs Allocation

developed by ABAG. Most of these constraints are non-governmental such as land cost, construction costs and financing that affect the availability and cost of housing.

At this time the City of Dublin is working toward the possibility of creating a First Time Homebuyer Loan Program that may assist with the financing for lower-income households. Although the City is committed to assisting with affordability in various manners that may be possible, Dublin has no redevelopment agency and receives very little grants from the federal government. These are the two most common sources of providing funds for financial assistance with homeownership for lower-income households. If the City is successful in developing a First Time Homebuyer Program it would not be able to provide large amounts of financing, simply because the resources available from this avenue are limited.

Other constraints identified are Permits and Processing fees. Dublin charges a number of planning, building and engineering fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have a substantial impact on the cost of housing. Impact fees for water and sewer services are charge by other agencies.